

**ZB# 06-37**

**Dr. Louis Cappa  
(Withdrawn)**

**48-1-11**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

*Withdrawn 7-31-06*

06-37

DR. LOUIS CAPPA (USE)  
59 Blooming Grove Tpk.  
(Church of the Nazarene) (48-1-11)

Publish 7/14

P.O. # 45658

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
OFFICE  
845-563-4615**

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: 4-25-07**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 306.10 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #06-37 - WITHDRAWN BY APPLICANT**

**NAME & ADDRESS:**

**Dr. Louis R. Cappa, P.C.  
534 Blooming Grove Turnpike  
New Windsor, NY 12553**

**THANK YOU,**

**MYRA**

**L.R. 04-25-07**



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
RECORD OF CHARGES & PAYMENTS**



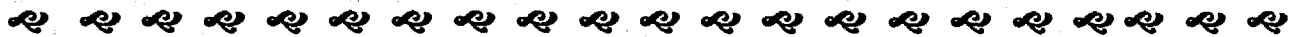
FILE #06-37      TYPE:AREA      TELEPHONE: 561-8614

**APPLICANT:**

Dr. Louis Cappa  
534 Blooming Grove Tpk.  
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # _____
COMMERCIAL	\$ 150.00	CHECK # <u>2931</u>
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW:      COMMERCIAL \$500.00      CHECK # 2932



<u>DISBURSEMENTS:</u>	<u>MINUTES</u>	<u>ATTORNEY</u>
	<u>\$7.00 / PAGE</u>	<u>FEE</u>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>13</u>	PAGES	\$ <u>91.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:7-14-06      \$ 11.90

TOTAL:      \$ 123.90      \$ 70.00



ESCROW POSTED:      \$ 500.00  
LESS: DISBURSEMENTS:      \$ 193.90

AMOUNT DUE:      \$ \_\_\_\_\_

REFUND DUE:      \$ 306.10

Cc: Bloom & Bloom P.C.  
P.O.Box 4323  
New Windsor, NY 12553

L.R. 4-25-07

Teschon, Riccobene & Siss, P.A.  
327 Godwin Avenue  
Midland Park, NJ 07432

**OFFICE OF THE BUILDING INSPECTOR  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

**COPY**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO  
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

**DATE: March 17, 2006**

**APPLICANT: Dr. Louis Cappa  
534 Blooming Grove Turnpike  
New Windsor, NY 12553**

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/16/06**

**FOR : Medical Office**

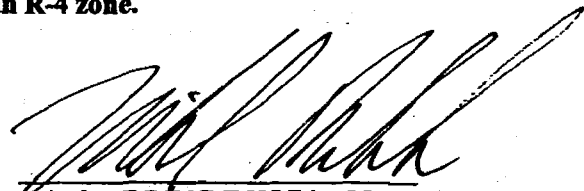
**LOCATED AT: 59 Blooming Grove Turnpike**

**ZONE: R-4 Sec/Blk/ Lot: 48-1-11**

**DESCRIPTION OF EXISTING SITE: Church**

**IS DISAPPROVED ON THE FOLLOWING GROUNDS:**

- 1. Need a use variance to have a medical office in an R-4 zone.**

  
**BUILDING INSPECTOR**

**PERMITTED**

**PROPOSED OR  
AVAILABLE:**

**VARIANCE  
REQUEST:**

**ZONE: R-4    USE:    Bulk Tables**

**MIN LOT AREA:**

**MIN LOT WIDTH:**

**REQ'D FRONT YD:**

**REQ'D SIDE YD:**

**REQ'D TOTAL SIDE TD:**

**REQ'D REAR YD:**

**REQ'D FRONTAGE:**

**MAX BLDG HT:**

**FLOOR AREA RATIO:**

**MIN LIVABLE AREA:**

**DEV COVERAGE:**

**cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP**

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

COPY

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final inspection report to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

MAY 16 2006

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:

Building Permit #: 2006-508

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Church of the Nazarene of New Windsor

Address 59 Blooming Grove Turnpike Phone # \_\_\_\_\_  
New Windsor N.Y. 12553

Mailing Address \_\_\_\_\_ Fax # \_\_\_\_\_

Name of Applicant Dr. Louis CAPPA

Address 534 Blooming Grove Turnpike Phone (845) 562-7285  
New Windsor N.Y.

Name of Contractor \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_



State whether applicant is owner, lessee, agent, architect, engineer or builder

Agent

If applicant is a corporation, signature of duly authorized officer

(Name and title of corporate officer)

Louis CASCA

1. On what street is property located? On the NE side of Bloomings Grove Turnpike  
(N, S, E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

2. Zone or use district in which premises are situated \_\_\_\_\_ is property a flood zone? Y NX

3. Tax Map Description: Section 48 Block 1 Lot 11

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Residential / church b. Intended use and occupancy Professional office  
All Buildings

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other

6. Is this a corner lot? None

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories \_\_\_\_\_

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use I want to convert

To Professional office use

10. Estimated cost \_\_\_\_\_ Fee \$50

**ZONING BOARD**

CU# 508

**PAID**

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

3/11/00

3 14 06  
date

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK  
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock  
Asst. Inspectors: Frank Lisi & Louis Krysheer  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4818  
(845) 563-4895 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

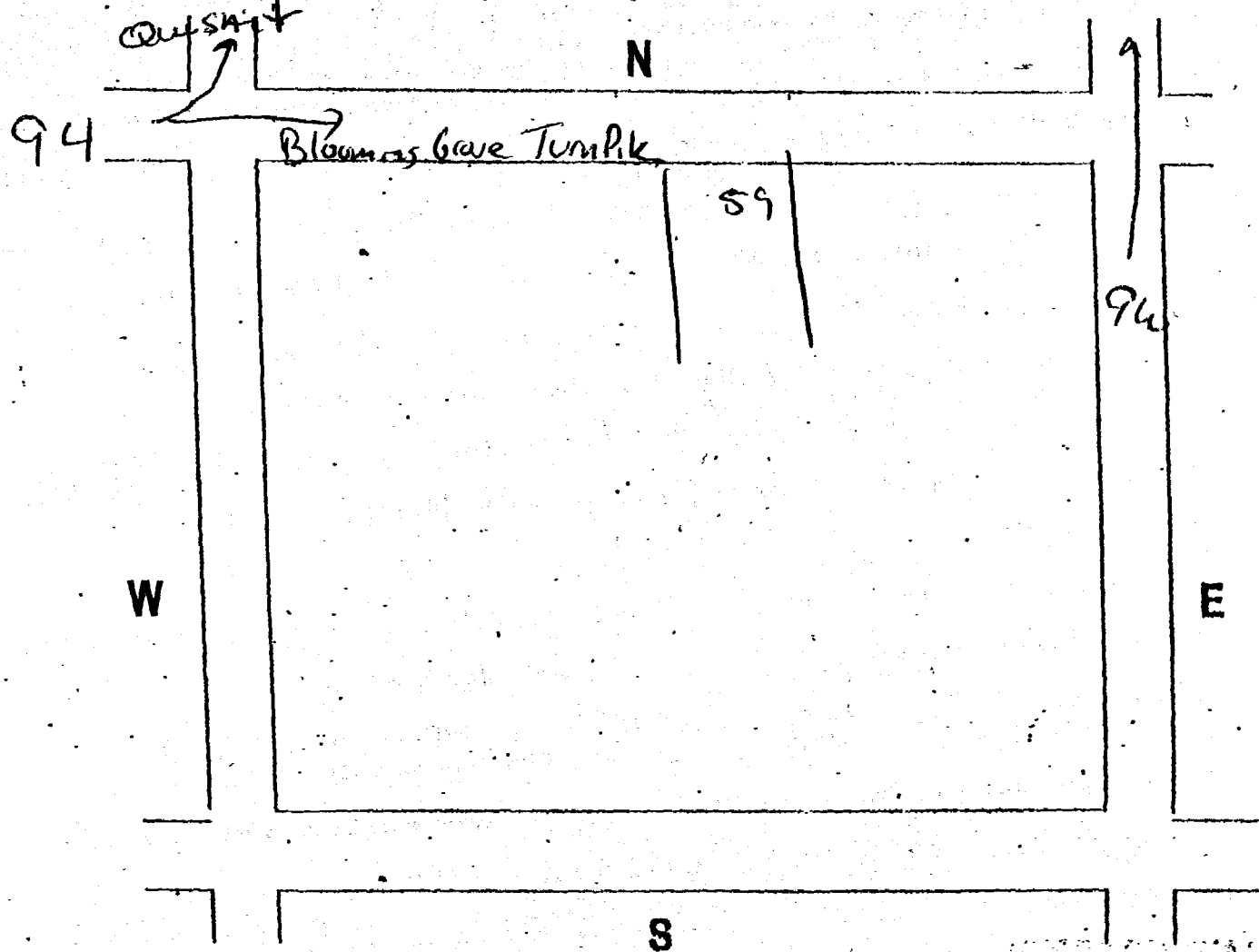
(Address of Applicant)

(Owner's Signature)

(Owner's Address)

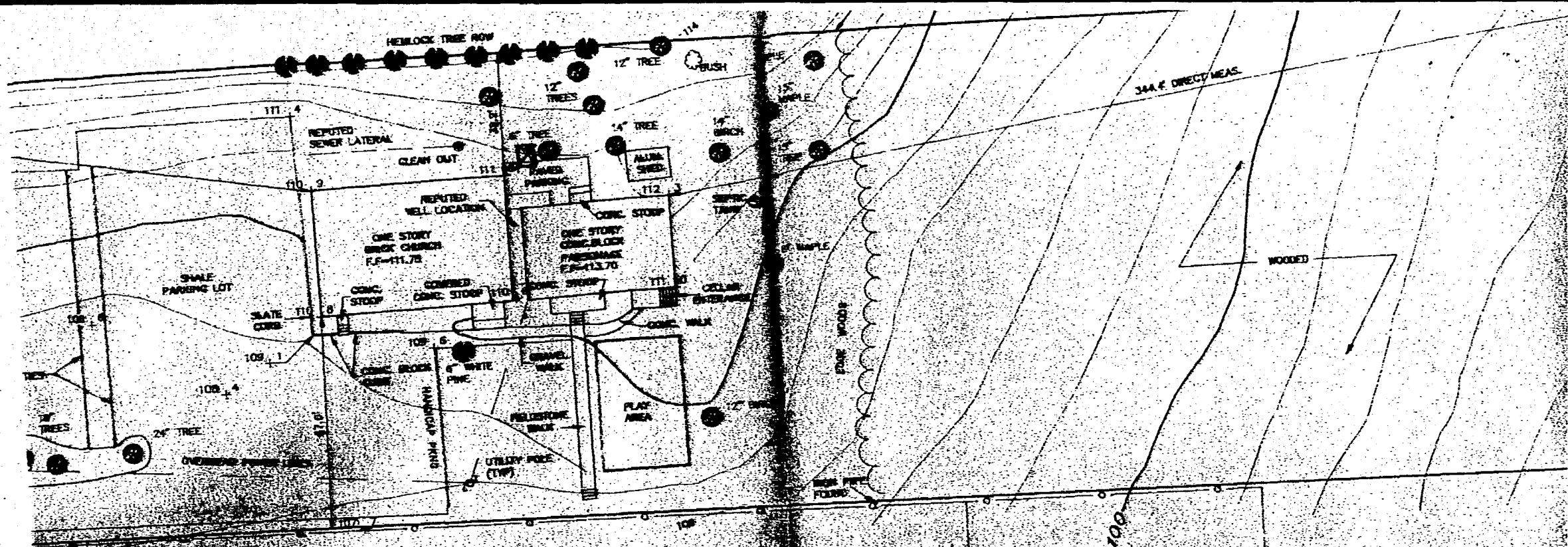
PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OR CONSTRUCTION

COPY



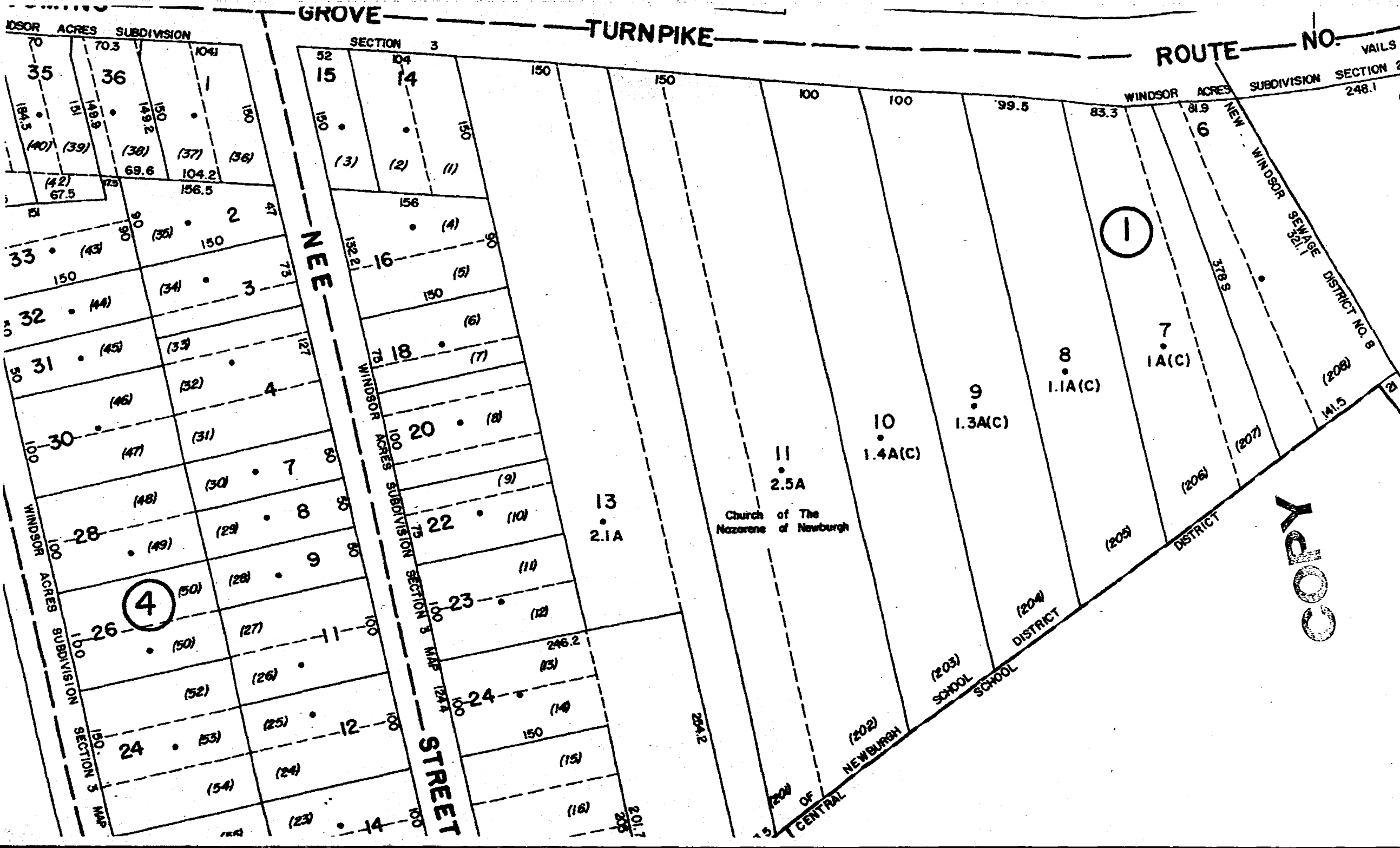
N 25° 49' 00" W

1/4  
GREEN  
L. 2146 P. 222

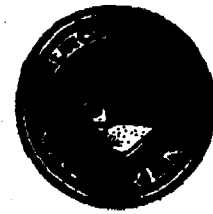
### GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THE SURVEY, MARKED WITH AN "X" AND THE LAND SURVEYOR'S INKED SEAL, SHALL BE CONSIDERED TO

COPIES



# **Metro New York District Church of the Nazarene**



**Rev. Art Alexander  
District Superintendent**

**July 24, 2006**

**To: Chairman of the Zoning Board of Appeals, Town of New Windsor**

**Dear Sir,**

**The purpose of this letter is to state our intentions pertaining to our property of the New Windsor Community Church of the Nazarene, located at 59 Blooming Grove Turnpike, New Windsor, New York. In addition to this property sale approval by The District Advisory Board of the Metro New York District Church of the Nazarene as well as The Supreme Court of the State of New York, there are several reasons that prompted this action by The District Advisory Board of the Metro New York District Church of the Nazarene, to sell this property to Dr. and Mrs. Louis Cappa.**

**First, the Metro New York District Church of the Nazarene has been very active in trying to sell this property; this property has been listed for approximately 10 months, since September 2005. Also, this property has been listed with one real estate broker, Mr. Michel Reis of "M. Reis Realtors" @ 77 East Main Street, Washingtonville, New York. For your reference, I have listed below the 3 offers that have surfaced thus far.**

**- One doctor offered \$425,000.00 but withdrew his offer. This offer proposed to use the property for medical offices.**

**- A church made 2 offers but such offers were conditioned on the Metro NY Nazarene District holding the mortgage for 10 years. We are not in a position to hold a mortgage so these offers are not considered viable.**

**- Dr. and Mrs. Louis Cappa offered \$472,000.00 and are still in the process of purchasing this property, which is conditioned on the approvals being granted.**

The uses of the property during the period of time it was fully occupied by the church are as follows:

- Wednesday Night Worship Service (7:00-9:00 PM)
- Wednesday Night Youth Meeting (2 hours)
- Wednesday Night Band Practice (2 hours)
- Sunday Morning Worship Service (11:00-1:00 PM)
- There were also meetings during the week on special occasions.
- A small Korean Church is currently utilizing the property once per week on Sunday mornings only for their worship service (restricted to use of the sanctuary building only).

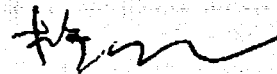
The current use of this property is a Church. However, until 1972, the prior use was a residence. The reason for the change from residential use to church use was because the church purchased the property. Returning to residential use is not a viable alternative, because the property is too developed for selling as a single residence, too small to be developed as a church property, and the structural design and utilities are not conducive for the operation of a church.

More importantly, the economic hardship that the church had been experiencing as a result of the overhead it was carrying prompted the sale of the property in order to alleviate such economic hardship. Because of dwindling membership, it was determined that the church could not continue as a viable congregation. The weekly collections and giving were not sufficient enough to support the expenses of a Church staff and operating expenses of the facility. For a time, the Church was able to function only because of the contributions of the former pastor. In 2002 the District Advisory Board declared it a "Church in Crisis" due to the economic situation. It has since been placed on "Inactive Status", meaning that there are no members, no pastor and no Church Board.

Finally, the church building and parsonage structures are currently in need of major renovations, the cost of which is prohibitive. At this property, there are 10 violations cited by the New Windsor Fire Inspector (See attached Violation Notice) that reflect the mandatory renovations needed to remedy the 10 cited violations. In addition, the proposal for such a major renovation project is estimated at \$184,950.00 (See attached Proposal).

I would like to ask for your consideration on granting approval to sell this property to Dr. and Mrs. Louis Cappa.

**Respectfully submitted.**



---

**Rev. Brian Kido,  
District Operations Manager  
Metro NY District  
Church of the Nazarene**



<b>F R O M</b>	<b>BOLAND CONSTRUCTION</b>
	22 Oak Street
	Hillsdale, New Jersey 07642
	(201) 664-8643

**PROPOSAL**

Page No. 1

of 3 Pages

PROPOSAL SUBMITTED TO:		DATE 7-17-06	
NAME Rev. Brian Kido District Operations Manager Metro New York District Church of the Nazarene		JOB NAME Community Church of the Nazarene	
STREET 59 Blooming Grove Turnpike		STREET 59 Blooming Grove Turnpike	
CITY New Windsor	CITY New Windsor	STATE New York 12553	
STATE New York, 12553	PHONE 845-565-2188		

We hereby submit specifications and estimate for:

Overhaul and complete renovation of Community Church of the Nazarene in order to correct many of the Fire Code violations sited on the New Windsor Fire Inspection- Violation Report dated 7-11-06 and also to make the Church and Parsonage building a safe environment that meets the Building Code.

**FRONT SANCUARY AREA (FRONT BUILDING)**

- 1) Remove existing 24" Men's and Women's Bathroom doors and Install 36" X 6'-8" doors with closers  
Install Proper lighting fixtures in both bathrooms with proper switching  
Install New exhaust fans connected in tandem to light switch Cost \$ 2700.00
- 2) Install Heating and Air Conditioning and all associated Ductwork, Thermostat in Sanctuary Building Cost \$ 19500.00
- 3) Chip out and repour concrete slab on front entrance even with door saddle to make the existing wheelchair ramp functional Cost \$ 4800.00
- 4) Replace all emergency Exit/lighting Cost \$ 1500.00

**PARSONAGE BUILDING (REAR BUILDING)**

- 1) Remove Oil Tank in between Front and Rear Building and backfill

Cost \$ 15000.00

note: May incur additional costs in that if it is found the tank was leaking and there is evidence of soil contamination, an engineer may have to be retained to see how much contaminated soil be removed and backfilled at a additional charge above estimate.

- 2) Rear exit door needes to be at a minimum of 6'-8". In order to do that the rear concrete patio needs to be demolished and rear property regraded with proper roof drainage installed a new concrete slab installed and a new 36" X 6'-8"out swinging door installed

Cost \$ 10500.00

- 3) Rear stairs demolished and rebuilt with railings. Rear door exterior casing installed so that there is a complete seal to concrete wall

Cost \$ 8200.00

- 4) Roof over stairs to basement ripped and reroofed and gutter and leader installed to roof drain (Installed in item #2)

Cost \$ 1700.00

- 5) Gutters and leaders reconnected and connected to new roof drain system in item #2

Cost \$ 700.00

- 6) New 150 amp electrical service installed(separate from front church building) and entire house rewired with grounded romex and new switching, recepticals and lighting fixtures including patching sheetrock and spackle

Cost \$ 45000.00

- 7) Install New Oil fired boiler assume 150000 btu(separate from church building), new 250 gal oil tank  
Reconnect heaters in bedrooms  
Move exposed pipes by stairways into the walls

Cost \$ 15500.00

- 8) Change framing on stair leading to bedroom to make legal sized steps  
secure al handrails in stair areas

Cost \$ 1150.00

- 9) Change framing in basement and kitchen area to allow more headroom in basement stairs, Sheetrock and spackle to finish.

Cost \$ 8500.00

- 10) Remove carpet in back basement area and install vinal composit tile  
Relocate and reframe door area to allow for a 36" X 6'-8" door, Install door and molding.  
Install drainage and concrete slab on rear door with drainage connected to sump pump pit and piping to rear yard

Cost \$ 15200.00

11) Install stainless steel range hood with exhaust and chemical type fire suppression system in basement kitchen  
Cost \$ 10,000.00

12) New Kitchen cabinets and stove, dishwasher installed. Assume 15 feet of upper and lower cabinets with formica countertops

Cost \$ 25000.00

**TOTAL ESTIMATE \$ 184,950.00**

We hereby propose to furnish labor and materials complete in accordance with the above specifications, for the sum of One Hundred Eighty Four Thousand Nine Hundred Fifty Dollars (\$184,950.00) with payments to be made as follows:

\$ 30,000 contract deposit      \$ 20,000 mobilization charge  
\$ 14950.00 when complete

6 - \$ 20,000.00 in progress payments

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. This proposal subject to acceptance within 60 days and it is void thereafter at the option of the undersigned.

Authorized Signature

Rich Boland

Richard Boland

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Signature \_\_\_\_\_

DATE \_\_\_\_\_

Signature \_\_\_\_\_

## New Windsor Fire Inspector

555 Union AVE

New Windsor, NY 12553

(845) 563-4617 Telephone

(845) 563-4690 Fax

### VIOLATION NOTICE

July 11, 2006

Church of the Nazarene of Newburgh  
059 Blooming Grove TPKE

New Windsor, NY 12553

#### 1003.2.10.5 Exit Signs Illuminated

0

§1003.2.10.5 Power source. Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the exit signs shall be connected to an emergency electrical system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with §2702.

EXCEPTION: Approved exit signs that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.

CHANGE OLD EXIT SIGNS TO ILLUMINATED EXIT SIGNS IN CHAPEL AREA AND LITURGICAL

NEW WINDSOR FIRE PRV

PAGE 04

**New Windsor Fire Inspector**

556 Union AVE

New Windsor, NY 12553

(845) 563-4617 Telephone

(845) 563-4690 Fax

**VIOLATION NOTICE**

July 11, 2006

Church of the Nazarene of Newburgh  
050 Blooming Grove TPKE

New Windsor, NY 12553

**302.2 PM Grading and Drainage**

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. EXCEPTION: Approved retention areas and reservoirs.

**REPAIR WATER LEAKS ON STAIRCASE****609.8 Fire-Extinguishing Systems.**

A fire-extinguishing system in conformance with Section 904.11 of this code shall be provided for Type I commercial kitchen hoods. See Sections 506 and 507 of the Mechanical Code of New York State for mechanical equipment requirements.

**ADD HOOD SYSTEM FOR STOVE DOWNSTAIRS****605.1 Abatement of Electrical Hazards**

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the Code Enforcement official. Electrical wiring devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

**REPAIR & INSPECT ELECTRIC IN LOWER LEVEL. BURNT OUT CEILING FIXTURE. OUTLETS NOT WORKING****110.1.1 Unsafe Structures.**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible.

**PROVIDE ENGINEERS REPORT THAT SLOPING FLOOR & SAGGING GIRDERS STRUCTURALLY SOUND & STAIRCASES MEETS CODE.**

**New Windsor Fire Inspector**555 Union AVE.  
New Windsor, NY 12553(845) 563-4517 Telephone  
(845) 563-4690 Fax**VIOLATION NOTICE**

July 11, 2006

Church of the Nazarene of Newburgh  
058 Blooming Grove TPKE

New Windsor, NY 12553

An inspection of your facility on **May 31, 2005** revealed the violations listed below:ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this notice will be conducted on **June 30, 2005**.

If you fail to comply with this notice before the reinspection date listed, you may be liable for all penalties provided for by law for such violations.

Code	Article	Division	Page
504.3 PM Plumbing System Hazards			13
Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the defects shall be corrected to eliminate the hazard. ANNEX BLDG.: COVER HOT WATER PIPES IN REAR STAIRCASE.			
303.10 PM Stairways, Decks, Porches and Balconies			0
Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound in good repair with proper anchorage and capable of supporting the imposed loads. REPAIR OUTSIDE STAIRS ON ANNEX BLDG.			
303.7 PM Roofs and Drainage			8
The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance REPAIR REAR GUTTERS			
303.12 PM Handrails and Guards			8
Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. REPAIR HANDRAILS ON SIDE PORCH			

**New Windsor Fire Inspector**555 Union AVE.  
New Windsor, NY 12553

(845) 563-4517 Telephone

**Bloom & Bloom, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW

DANIEL J. BLOOM  
PETER E. BLOOM  
KEVIN D. BLOOM\*  
\*ALSO ADMITTED IN FLORIDA

530 BLOOMING GROVE TURNPIKE  
P.O. BOX 4323  
NEW WINDSOR, NEW YORK 12553  
TELEPHONE (845) 561-6920  
FAX: (845) 561-0978  
E-MAIL: BLOOMBLOOM@hvc.rr.com

July 31, 2006

**VIA FAX # (845) 563-4689**  
**and FIRST CLASS MAIL**

Hon. Michael Kane, Chairman  
Zoning Board of Appeals  
Town of New Windsor – Town Hall  
555 Union Avenue  
New Windsor, New York 12553

**RE: APPLICATION OF DR. LOUIS CAPP A FOR USE VARIANCE**  
**Premises of The Church of the Nazarene (48-1-11)**  
**Our File No.: RE-1030**

Dear Mr. Kane:

As attorney for Dr. Louis Cappa, applicant for the above-referenced Use Variance, I write to confirm that my client hereby withdraws the subject application.

Following the recent Public Hearing held in this matter, my client informed me that he was extremely sensitive to the concerns of his future neighbors and wished to do nothing that would adversely impact upon the quality of their lives.

At my client's request, I am taking the liberty of forwarding a copy of this correspondence directly to the various neighbors that spoke at the Public Hearing for the purpose of allaying their fears and avoiding any inconvenience regarding their planned attendance at the continuance of the Public Hearing on August 28, 2006.

We thank the Board for its consideration in this matter.

Sincerely yours,



DANIEL J. BLOOM  
DJB/et

**Bloom & Bloom, P.C.**

cc: Dr. Louis Cappa  
534 Blooming Grove Tpke.  
New Windsor, New York 12553

cc: Mr. Edward Eich  
P.O. Box 206  
Mountainville, New York 10953

cc: Mr. Gary Durham & Ms. Carol Durham  
45 Blooming Grove Turnpike  
New Windsor, New York 12553

cc: Ms. Barbara Garity  
3 Nee Avenue  
New Windsor, New York 12553

cc: Mr. James Quicksell  
46 Blooming Grove Turnpike  
New Windsor, New York 12553

cc: Andrew S. Krieger, Esq.  
215 Quassaick Avenue  
New Windsor, New York 12553

cc: Ms. Mary Ellen Wright  
41 Blooming Grove Turnpike  
New Windsor, New York 12553

cc: Ms. Anne Clellan  
50 Blooming Grove Turnpike  
New Windsor, New York 12553

cc: Mr. George Walter  
19 Nee Avenue  
New Windsor, New York 12553

cc: Ms. Diane Rogers  
62 Blooming Grove Tpke.  
New Windsor, New York 12553





**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**



**APPLICATION FOR VARIANCE**

6/7/2006

Date

Application Type: Use Variance ☒ Area Variance ☐  
Sign Variance ☐ Interpretation ☐

**I. Owner Information:**

Metro NY District Church of the Nazarene

(Name)

360-A West Merrick Road, Valley Stream, New York 11580

(Address)

Phone Number: (516) 561-8614

Fax Number: (516) 561-8615

**II. Applicant:**

Dr. Louis R. Cappa

(Name)

534 Blooming Grove Turnpike, New Windsor, New York 12553

(Address)

Phone Number: (845) 562-7285

Fax Number: (845) 562-5779

**III. Forwarding Address, if any, for return of escrow:**

Dr. Louis R. Cappa

(Name)

534 Blooming Grove Turnpike, New Windsor, New York 12553

(Address)

Phone Number: (845) 562-7285

Fax Number: (845) 562-5779

**IV. Contractor/Engineer/Architect/Surveyor/:**

NONE

(Name)

(Address)

Phone Number ( )

Fax Number: ( )

**V. Property Information:**

Zone: R-4 Property Address in Question: 59 Blooming Grove Tpke., New Windsor, NY  
Lot Size: 2.5± acres Tax Map Number: Section 48 Block 1 Lot 11 12553

a. What other zones lie within 500 feet? \_\_\_\_\_

b. Is pending sale or lease subject to ZBA approval of this Application? yes

c. When was property purchased by present owner? May 18, 1972

d. Has property been subdivided previously? no If so, When: \_\_\_\_\_

e. Has an Order to Remedy Violation been issued against the property by the  
Building/Zoning/Fire Inspector? yes

f. Is there any outside storage at the property now or is any proposed? no

**\*\*\*\*PLEASE NOTE:\*\*\*\***

***THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.***

**COMPLETE THIS PAGE ☐**

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**VI. USE VARIANCE:**

Use Variance requested from New Windsor Zoning Local Law,

Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

Describe proposal:

The property is currently used as a church (the front building)  
and a rectory/daycare center (rear building). Applicant wishes to utilize both  
buildings for professional office space, including, but not limited to the conduct  
of his present medical practice.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- VII. The legal standard for a "Use Variance" is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the Use Variance is granted. Also state any efforts you have made to alleviate the hardship other than this application.**

Due to the dwindling membership of the Church of Nazarene of Newburgh, it ceased  
to operate as a viable congregation in or about 2002. The weekly collections  
and givings were not sufficient to support the expenses of a church staff and  
operating expenses of the facility. For a limited time thereafter, the Church  
was able to function only because of the contributions of its former Pastor.  
In 2002, the District declared it to be a "church in crisis" due to the economic  
situation. It has since been placed on "Inactive Status," meaning that there are  
no members, no Pastor and no Church Board. The structures on the premises are  
currently in need of major renovations, the cost of which is prohibitive. Moreover,  
there are presently twelve (12) fire code violations on the premises and the  
Church has insufficient funds to remedy them. Accordingly, the district office of  
the Church has directed that the property be sold. \*\*See attached

**PLEASE NOTE:**

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SUBMITTAL.***

**\*\*VII. (continued)**

At the time the premises were purchased by the Church in 1972, it consisted of a single family residence. However, returning the use of the property to its original residential format is not a viable alternative, because the property is too developed to be sold as a single family residence.

Since September of 2005, the Church has actively sought to sell the property through a local real estate broker without success. During that period of time it received only three (3) offers for the property. One (1) offer was withdrawn before consideration could be given to it. Another offer required the Church to hold a ten (10) year mortgage which is not feasible economically for the Church. The third and present offer was received from Dr. and Mrs. Louis Cappa, who have undertaken this application as a condition of the Contract of Sale.

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an <sup>Use</sup>Area Variance:

The current Church holds a maximum of 150 people. Associated with the presence of those people would be approximately sixty (60) cars. Applicant, on his busiest day requires no more than twenty (20) cars at any one time. Moreover, Applicant and any associated professional offices will conduct business during normal daytime hours Monday through Friday. The Church, on the other hand, conducted services and meetings throughout the week and on Sundays.

The buildings are set back a great distance from the nearest road and are shrouded by substantial vegetation making them invisible to the surrounding residences.

Accordingly, the proposed application would not change the character of the neighborhood nor be a detriment to the nearby properties. On the contrary, Applicant proposes to upgrade all of the facilities, eliminate existing code violations and landscape the premises tastefully in accordance with the surrounding community. Nor will the granting of the proposed Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or the district. The Applicant proposes extensive landscaping and plantings and construction consistent with the motif of the surrounding community. Finally, the alleged difficulty was not self created. The economic hardship experienced by the Church was caused by external forces, e.g. diminished church attendance.

**PLEASE NOTE:**

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**XII. ADDITIONAL COMMENTS:**

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
- \_\_\_\_\_
- \_\_\_\_\_

**XIII. ATTACHMENTS REQUIRED:**

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☒ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ☒ One in the amount of \$ 300.00 or 500.00 (escrow)
- ☒ One in the amount of \$ 50.00 or 150.00 (application fee)
- ☒ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☐ Photographs of area that variances is being requested for showing relationship to property lines (5 or 6) from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)

**XIV. AFFIDAVIT.**

STATE OF NEW YORK)

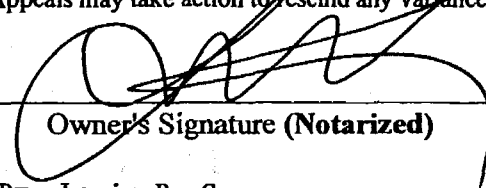
) SS.:

COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

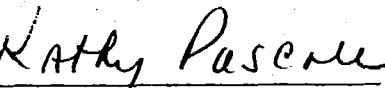
Sworn to before me this:

7 day of June 20 06.

  
Owner's Signature (Notarized)

Dr. Louis R. Cappa

Owner's Name (Please Print)



Signature and Stamp of Notary

KATHY PASCALE  
NOTARY PUBLIC - STATE OF NEW YORK  
RESIDING IN ORANGE COUNTY

#4902384  
COMMISSION EXPIRES

8-03-09

Applicant's Signature (If not Owner)

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

COMPLETE THIS PAGE ☐

PROJECT I.D. NUMBER

617.21

SEQR

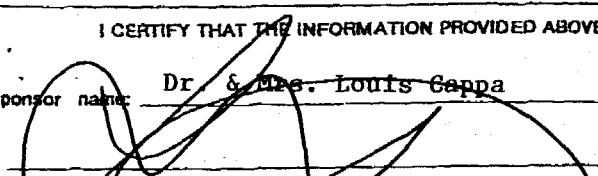
## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Dr. & Mrs. Louis Cappa.	2. PROJECT NAME N/A
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 59 Blooming Grove Turnpike, New Windsor, New York 12553	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Renovation of existing church buildings for professional office space.	
7. AMOUNT OF LAND AFFECTED: Initially 2.5 acres acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly Property is in a residential zone and requires a Use Variance.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: Church and related daycare center	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Dr. & Mrs. Louis Cappa	Date: 6/7/06
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<p><b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b></p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p><b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b></p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No</p>	<p>If No, a negative declaration may be superseded by another involved agency.</p>
<p><b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b></p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p>  <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p>  <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p>  <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p>  <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p>  <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p>  <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:</p>	
<p><b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b></p> <p><input type="checkbox"/> Yes    <input type="checkbox"/> No    If Yes, explain briefly</p>	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

**APPLICANT/OWNER PROXY STATEMENT**  
(for professional representation)for submittal to the:  
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

WAYNE KUEHL, PARSON OF COMMUNITY

OWNER OF THE PARSONAGE OF NEW WINDSOR, deposes and says that he resides  
(OWNER)at 59 BLOOMING GLADE TRAIL NEW WINDSOR in the County of \_\_\_\_\_  
(OWNER'S ADDRESS)and State of NEW YORK and that he is the owner of property tax map(Sec. 48 Block 1 Lot 11)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

LOUIS & JILL CAPPA 534 BLOOMING GLADE TRAIL NEW WINDSOR NY 12553  
(Applicant Name & Address, if different from owner)

(Name &amp; Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 18 APR 06

Sworn to before me this:

18<sup>th</sup> day of April 20 06\*\* W/KOwner's Signature (MUST BE NOTARIZED)  
REV. WAYNE KUEHL

Applicant's Signature (If different than owner)

Representative's Signature

Patricia A. Shilling  
Signature and Stamp of Notary**THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.**

\*\* PLEASE NOTE:

ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

Patricia A. Shilling  
Notary Public-State of New York  
#01594119101  
Qualified in Orange County  
Commission Expires 07-19-2008COMPLETE THIS PAGE ☐



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT IS NOT VALID UNLESS SIGNED BY THE PARTIES ONLY

LIBER 1908 PG 1018

THIS INDENTURE, made the 16th day of May, nineteen hundred and seventy-two  
 BETWEEN FRANK BRUNO, SR., and LILLIAN BRUNO, his wife, both residing  
 at 61 Blooming Grove Turnpike, New Windsor, New York

party of the first part, and CHURCH OF THE NAZARENE OF NEWBURGH, a Religious  
 Corporation organized under the Religious Corporation Law pursuant to  
 Chapter 515 of the laws of 1923 and acts amendatory and supplemental thereto,  
51 PROSPECT ST. NEW BURG, NEW YORK

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Orange, Town of New Windsor, bounded and described as follows: As lot #202 and an adjoining part of lot #201 as shown on a certain map entitled "Map of Windsor Acres Section 2" filed in Orange County Clerk's Office Aug. 5, 1939 as Map No. 1158 and as Beginning at a point on the southerly line of Blooming Grove Turnpike at the northeasterly corner of Lot No. 202 as shown on map of Windsor Acres Section 2 filed July 1939 in Orange County Clerk's Office marked by a pipe, thence S 24°-30'-00" E, 673.50' to a point marked by a pipe on the northerly line of lands formerly of Nicoll, thence, along the southerly line of the herein described parcel, S 40°-31'-00" W, 169.50' to a point, thence N 23°-49' W, 786.02' to a point on the southerly line of said Blooming Grove Turnpike, thence, along said southerly line of Blooming Grove Turnpike N 81°-19'-10" E, 150.0', to the point and place of beginning, containing 2.494 Acres and consisting of Lot No. 202 and part of Lot No. 201.

*The right of way referred to in Deed, 16439 deeds at page 7463 in the Orange County Clerk's Office is hereby cancelled and annulled. One copy having been lodged as the grantee herein by prior deed.*

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. **IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Respectfully

Frank Bruno  
 Frank Bruno

Lillian Bruno  
 Lillian Bruno

## STATE OF NEW YORK, COUNTY OF

On the 16th day of May, 1972, before me personally came Frank Bruno, Sr. and Lillian Bruno

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

*[Signature]*  
**S. BARRETT HICKMAN**  
 ATTORNEY & COUNSELLOR-AT-LAW  
 No. 40-1706976  
 Qualified in Putnam County  
 Cert. filed in Westchester County  
 Term Expires March 20, 1973

## STATE OF NEW YORK, COUNTY OF

On the 16th day of May, 1972, before me personally came Frank Bruno, Sr. and Lillian Bruno to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

## STATE OF NEW YORK, COUNTY OF

On the 16th day of May, 1972, before me personally came Frank Bruno, Sr. and Lillian Bruno

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

## STATE OF NEW YORK, COUNTY OF

On the 16th day of May, 1972, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**  
 WITH COVENANT AGAINST GRANTOR'S ACTS  
 TITLE NO. 1257997

BRUNO

TO

CHURCH OF THE NAZARENE OF NEWBURGH

SECTION

BLOCK

LOT

COUNTY OR TOWN / Town of New Windsor,  
 County of Orange

Recorded At Request of The Title Guarantee Company  
 RETURN BY MAIL TO:

S. Barrett Hickman, Esq.,  
 199 Main Street  
 White Plains, New York

Zip No. 10601

US LIFE TITLE INSURANCE COMPANY OF NEW YORK

223 Main Street  
 Goshen, New York 10924

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
 Distributed by  
**THE TITLE GUARANTEE COMPANY**



Range County Clerk's Office, S.S.  
 Recorded on the 16th day  
May 1972 at 10:55  
AM in Liber 1906  
111 at page 101  
*[Signature]*  
 Examined  
*[Signature]*  
 Clerk

**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**